

176.0

0006

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 861,500 /

USE VALUE: 861,500 /

ASSESSED: 861,500 /

Total Card /

Total Parcel

861,500

861,500

861,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86	-88	SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SHAFA RAHIM & NAHID

Owner 2:

Owner 3:

Street 1: 8 FAIRLAND STREET

Street 2:

Twn/City: LEXINGTON

St/Prov: MA

Cntry:

Own Occ: N

Postal: 02420

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3600.000	491,300	600	369,600	861,500
Total Card	0.083	491,300	600	369,600	861,500
Total Parcel	0.083	491,300	600	369,600	861,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	378.68	/Parcel:	378.6

Legal Description

User Acct

118571

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID

176.0-0006-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	491,300	600	3,600.	369,600	861,500	861,500	Year End Roll	12/18/2019
2019	104	FV	372,000	600	3,600.	364,300	736,900	736,900	Year End Roll	1/3/2019
2018	104	FV	372,000	600	3,600.	279,800	652,400	652,400	Year End Roll	12/20/2017
2017	104	FV	348,900	600	3,600.	264,000	613,500	613,500	Year End Roll	1/3/2017
2016	104	FV	348,900	600	3,600.	242,900	592,400	592,400	Year End	1/4/2016
2015	104	FV	316,000	700	3,600.	227,000	543,700	543,700	Year End Roll	12/11/2014
2014	104	FV	316,000	700	3,600.	209,100	525,800	525,800	Year End Roll	12/16/2013
2013	104	FV	328,800	700	3,600.	209,100	538,600	538,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TORMOSIO SHAF	56447-117		2/10/2011	Convenience	99	No	No		
TORMOSIO SHAF	39802-517		7/3/2003	Family	1	No	No		
TORMOSIO SHAF	39802-518		7/2/2003	Family	1	No	No		
SHAF	33470-435		8/17/2001	Family	1	No	No		
SHAF	33112-95		6/22/2001	Family	1	No	No		
KUHN FRANK	28684-66		6/9/1998		285,000	No	No	Y	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2016	2129	Re-Roof	7,750	C				

Sign:

VERIFICATION OF VISIT NOT DATA

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PROPERTY FACTORS

LAND SECTION (First 7 lines only)

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

Total AC/HA:

0.08264

Total SF/SM:

3600

Parcel LUC:

104

Two Family

Prime NB Desc:

ARLINGTON

Total:

369,601

Spl Credit

Total:

369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

ap

2021

